

2230

Ordinance No. 102916

AN ORDINANCE approving an amended urban renewal plan for the Pike Place Project (No. Wash. R-17), making certain findings respecting the urban renewal area, imposing certain conditions, upon implementation of the plan, and authorizing a revised application for Federal financial assistance in connection therewith.

12-19-73 Pass

COMPTROLLER
FILE NUMBER

275589

Council Bill No. 94638

INTRODUCED: DEC 17 1973	BY: MILLER
REFERRED: DEC 17 1973	PLANNING & URBAN DEV. <i>Finance</i>
REFERRED: "	
REFERRED:	
REPORTED: DEC 26 1973	SECOND READING: DEC 26 1973
THIRD READING: DEC 26 1973	SIGNED: DEC 26 1973
PRESENTED TO MAYOR: DEC 27 1973	APPROVED: JAN 1 1974
RETD. TO CITY CLERK: JAN 1 1974	PUBLISHED: JAN 5 1974
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

Unanimous Vote

YES..... NO.....

SEATTLE CITY COUNCIL

'73 DEC 5 PM 12:45

SEE BACK COVER

80 OK

C.F. 278777 - CONTRACT AND CERT. OF INS. OF HUSSMAN NORTHWEST - PIKE PROJECT WASHINGTON
R-17 - SANITARY MARKET BLDG - BAVARIAN MEATS TEMPORARY RELOCATION SITE.

-DED

FUB
BLDG. (BG)
ENG.
B.O.
A.G.
S.E.
C.O.
LIGHT

ORDINANCE 102916

AN ORDINANCE approving an amended urban renewal plan for the Pike Place Project (No. Wash. R-17), making certain findings respecting the urban renewal area, imposing certain conditions, upon implementation of the plan, and authorizing a revised application for Federal financial assistance in connection therewith.

WHEREAS, the City Council sitting as a Committee of the Whole held a public hearing commencing on June 29, 1973 on a proposed amended urban renewal plan for the urban renewal project in an area bounded generally by First Avenue, Lenora Street, Union Street, and the Alaskan Way Viaduct, known as the "Pike Place Project," after public notice thereof as required by RCW 35.81.060, which plan is dated March 23, 1973, is identified as "Urban Renewal Plan, Pike Place Project," and consists of 56 pages, three exhibits and two attachments and is filed in C.F. 275589; and

WHEREAS, a detailed analysis of the proposed revisions to the original urban renewal plan, plans for relocation of residence and business owners and tenants, plans for parking and parking development, plans to study methods of attracting farmers and other vendors to the market, and plans for appraisal of properties proposed for acquisition were presented to and considered by the City Council at said hearing; and

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendation respecting said proposed amended urban renewal plan and has certified that the amended plan and the actions proposed to be taken to implement said plan are in conformance with the Comprehensive Plan of Seattle; and

WHEREAS, a final environmental impact statement together with an addendum thereto was submitted to the City Council by the Director of Community Development pursuant to the State Environmental Policy Act (RCW Chapter 43.21C); and

WHEREAS, the Committee of the Whole subsequent to the public hearing proposed certain modifications to the urban renewal plan, which proposed plan as modified consists of 56 pages, 3 exhibits and 2 attachments, is identified as "Urban Renewal Plan, Pike Place Project, amended _____, 1973, as revised by City Council September 17, 1973 following public hearing" and is filed in C.F. 275589; and

WHEREAS, the Planning and Urban Development Committee on November 23, 1973 has also proposed certain modifications to the urban renewal plan which have been incorporated in said proposed plan; and

WHEREAS, the legislative authority of the City is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949, as amended, including those prohibiting discrimination because of race, color, creed, or national origin; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the amended urban renewal plan for the Pike Place Project (No. Wash. R-17) bounded generally by First Avenue, Lenora Street, Union Street and the Alaskan Way Viaduct, presented to the City Council and considered at a public hearing by the City Council sitting as a Committee of the Whole commencing on June 29, 1973 and concluding on August 23, 1973, is hereby approved as revised by the Committee of the Whole following the public hearing and filed in C.F. 275589, more specifically identified as "Amended Urban Renewal Plan, Pike Place Project, amended _____, 1973, as revised by City Council September 17, 1973 following public hearing," and in connection therewith the following findings are hereby made:

1. That said urban renewal project area continues to be a "blighted area" as defined in RCW 35.81.010(2). Said area was found to be a "blighted area" by Ordinance 98016, approved August 12, 1969, and the conditions then found to exist continue to exist to date.

That by reason of the foregoing the project area substantially impairs the sound growth of the city, retards the provision of housing accommodations, constitutes an economic and social liability, and is detrimental and constitutes a menace to the public health, safety, welfare and morals in its present condition and use.

2. That a workable and feasible plan exists for making available adequate housing for the persons who may be displaced by the project. Relocation services in connection with the project are planned for a five-year period from 1972 through 1977, as shown in Exhibit VIII in C.F. 275589. Families and individuals will be assisted in finding housing which is reasonably accessible to work, shopping and other facilities, and is within their ability to pay and is in conformance with the Housing Code. The cost of moving their personal property will be paid, and rent assistance

payments will be made to those eligible therefor. Relocation assistance and payments will also be available to businesses displaced by the project.

3. That the amended urban renewal plan conforms to the comprehensive plan for the City. The City Planning Commission has certified (Exhibit V, C.F. 275589) that the amended urban renewal plan is in conformance with the Comprehensive Plan of Seattle approved by Resolution 20375.

4. That the amended urban renewal plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise. The plan contemplates that most of the land acquired for the project will be redeveloped by private enterprise, and that most of the public improvements made in the area will be accomplished by contract.

5. That a sound and adequate financial program exists for financing the project. A contract for financial assistance from the United States under the Housing Act of 1949, as amended, has been executed to finance the project and a proposed project expenditures budget summary has been submitted to and is hereby approved by the City Council as contained in C.F. 275589, Exhibit IX.

6. That the financial aid to be provided by the United States of America in the contract is necessary to enable the project to be undertaken in accordance with the amended urban renewal plan. The cost of the project exceeds the financial capability of the City and successful execution of the project also depends upon federal rehabilitation loans and grants and relocation grants and assistance.

7. That the objectives of the urban renewal plan cannot be achieved through more extensive rehabilitation of the project

area. The amended urban renewal plan places first priority on rehabilitation in the Historic District, except where infeasible as set forth in the Historic Preservation Plan, Attachment 2 to the amended urban renewal plan.

8. That the amended urban renewal plan gives due consideration to the provision of adequate park and recreation areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan. The development of a system of public parks, walkways, and other open spaces is a major project objective.

Section 2. That in carrying out the amended urban renewal plan, the Director of Community Development shall conduct or cause to be conducted the following studies:

1. An intensive 30-day examination of methods to attract additional vendors to the market, particularly farmers, with recommendations for achieving such goal.

2. A study to develop recommendations for amendment of existing building, housing, health, fire and other City codes, or a new ordinance, which will effectively encourage rehabilitation of existing buildings. The team assembled for the study should personally examine conditions in the market area, Pioneer Square, International District, Neighborhood Development Program neighborhoods and other areas which would be affected by the new provisions and take citizen testimony therein. The study should also make recommendations regarding application of the new provisions, particularly addressing the question of whether or not they should be applied City-wide or only in special impact zones. The study shall be carried out in accordance with the following time schedule:

Program Plan developed

November 1, 1973

Interim Report

December 1, 1973

Final Report

February 1, 1974

and said plan and reports shall be delivered to the City Council, the Market Historical Commission and the Pike Place Market Preservation and Development Authority on or before said dates.

3. A study related to the study described in paragraph 2 of whether or not the project area should be excluded from Fire Zone 1 established by Sections 1601, et seq. of the Building Code (Ordinance 85500), or whether or not said provisions could or should be relaxed or otherwise amended to accommodate existing uses and structures in the project area. Such study shall be carried out in accordance with the time schedule referred to in subsection 2 of this Section.

4. A study of the possibility of establishing a special review district under the Zoning Ordinance (86300) embracing the entire project area.

5. A detailed economic analysis of the Market shall be undertaken by an independent consultant. The Director of Community Development shall work with the Market Historical Commission, the Pike Place merchants, The Friends of the Market and other interested persons in developing the scope of such a study, selecting a consultant, facilitating the study and implementing the findings. The Market Historical Commission, in consultation with Pike Place merchants, the Friends of the Market and other interested persons, shall approve consultant selection, scope of work definition and study direction.

The study will assume that preservation is the motivating force behind the urban renewal project, and shall:

- A. Assemble the basic information about the Market;
- B. Determine how the Market functions as an economic

system;

C. Define the preconditions which will ensure the Market's perpetuation;

D. Analyze the critical social and economic as well as physical elements which make up the market, including farmers, low-cost shopping, owner-operated businesses, low-income housing, geography, structures, scale, architecture, forms and style;

E. Identify methods of introducing new developments to support and enhance the critical elements of the Market;

F. Analyze the critical elements of the Market for interrelatedness, profitability, marketability, space, rent and location requirements;

G. Determine the cost involved in preservation of the Market;

H. Determine whether public ownership, management and/or development of the Market is desirable.

The Director of Community Development shall move promptly to develop an acceptable scope for the study and shall expedite consultant selection. The study shall be carried out in accordance with the following time schedule:

Scope of Work developed	November 16, 1973
Consultant selected, approved and engaged	December 15, 1973
Interim Report	February 1, 1974
Final Report	March 15, 1974

and said scope of work and reports shall be delivered to the City Council, the Market Historical Commission and the Preservation and Development Authority on or before said dates. The Director of Community Development shall monitor the study closely, and the consultant shall be expected to work closely and candidly with Market organizations in addition to fulfilling its reporting obligations to the Director of Community Development and the Market Historical Commission.

Section 3. No building in the project area shall be demolished without prior approval of the City Council by ordinance.

Section 4. That to implement the amended urban renewal plan herein approved, certain legislative acts of the City are required, including the vacating and removal of streets, alleys and other public ways, the establishment of a new street pattern, the installation, construction or reconstruction of streets and other public rights-of-way, utilities and other public improvements, including the undergrounding of all public utilities, and in such connection and to the extent permitted by law the legislative authority of the City hereby (a) pledges its cooperation in carrying out such amended urban renewal plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in such a manner consistent with said amended urban renewal plan, and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said amended urban renewal plan.

Section 5. That the conditions under which the City will make relocation payments, as set forth in C.F. 275589, Exhibit VIII are hereby in all respects approved.

Section 6. That the United States of America and the Department of Housing and Urban Development be and they hereby are assured of full compliance by The City of Seattle with regulations of said Department effectuating Title VI of the Civil Rights Act of 1964.

Section 7. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, in addition to advances previously made, is necessary to enable the land in the project area to be rehabilitated and redeveloped in accordance

(To be used for all Ordinances except Emergency.)

with the amended urban renewal plan for the project area and accordingly, the filing by the Director of Community Development of a revised application or applications for such financial assistance under said Title I is hereby authorized.

Section 8. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 9. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 26 day of December, 1973,
and signed by me in open session in authentication of its passage this 26 day of
December, 1973 Thyllis Lamphere

President Pro Tem of the City Council.

Approved by me this 4 day of January, 1974.

W. E. Uhlman
Mayor.

Filed by me this 4 day of January, 1974.

C. H. Glendonson
Attest: City Comptroller and City Clerk.

(SEAL)

Published JAN 5 1974

By J. F. Fenton
Deputy Clerk.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on

FINANCE and PLANNING & URBAN DEVELOPMENT

DEC 26 1973

to which was referred

C.B. 94638,

Approving an amended urban renewal plan for the Pike Place Project (No. Wash. R-17), making certain findings respecting the urban renewal area, imposing certain conditions, upon implementation of the plan, and authorizing a revised application for Federal financial assistance in connection therewith,

RECOMMEND THAT THE SAME DO PASS.

George E. Cooley

FIN.
Chairman

John R. Miller

PGUD
Chairman

Committee

Committee

ORDINANCE 102916

AN ORDINANCE approving an amended urban renewal plan for the Pike Place Project (No. Wash. 11-17), making certain findings respecting the urban renewal area, imposing certain conditions, upon implementation of the plan, and authorizing a revised application for Federal financial assistance in connection therewith.

WHEREAS, the City Council sitting as a Committee of the Whole held a public hearing commencing on June 29, 1973, on a proposed amended urban renewal plan for the urban renewal project in an area bounded generally by First Avenue, Lenora Street, Union Street, and the Alaskan Way Viaduct, known as the "Pike Place Project," after public notice thereof as required by RCW 35.10(9), which plan is dated March 23, 1973, is identified as "Urban Renewal Plan, Pike Place Project," and consists of 56 pages, three exhibits and two attachments and is filed in C. P. 275589; and

WHEREAS, a detailed analysis of the proposed revisions to the original urban renewal plan, plans for relocation of residence and business owners and tenants, plans for parking and parking development, plans to study methods of attracting farmers and other vendors to the market, and plans for appraisal of properties proposed for acquisition were presented to and considered by the City Council at said hearing; and

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendation respecting said proposed amended urban renewal plan and has certified that the amended plan and the actions proposed to be taken to implement said plan are in conformance with the Comprehensive Plan of Seattle and

WHEREAS, a final environmental impact statement together with an addendum thereto was submitted to the City Council by the Director of Community Development pursuant to the State Environmental Policy Act (RCW Chapter 43.21C); and

WHEREAS, the Committee of the Whole subsequent to the public hearing proposed certain modifications to the urban renewal plan, which revised plan as modified consists of 56 pages, 3 exhibits and 2 attachments, is identified as "Urban Renewal Plan, Pike Place Project," amended March 23, 1973, as revised by City Council September 17, 1973, following public hearing, and is filed in C. P. 275589; and

WHEREAS, the Planning and Urban Development Committee on November 23, 1973, has also proposed certain modifications to the urban renewal plan which have been incorporated in said proposed plan; and

WHEREAS, the legislative authority of the City is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949, as amended, including those prohibiting discrimination because of race, color, creed, or national origin; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the amended urban renewal plan for the Pike Place Project (No. Wash. 11-17) bounded generally by First Avenue, Lenora Street, Union Street, and the Alaskan Way Viaduct presented to the City Council and considered at a public hearing by the City Council sitting as a Committee of the Whole commencing on June 29, 1973, and concluding on August 23, 1973, and hereby approved as revised by the Committee of the Whole following the public hearing and filed in C. P. 275589, more specifically identified as "Amended Urban Renewal Plan, Pike Place Project," amended March 23, 1973, as revised by City Council September 17, 1973, following public hearing, and in connection therewith the following findings are hereby made:

1. That said urban renewal project area continues to be a "blighted area" as defined in RCW 35.10(9). Said area was found to be a "blighted area" by Ordinance 38016, approved August 12, 1969, and the conditions then found to exist continue to exist to date.

That by reason of the foregoing the project area substantially impairs the sound growth of the city, retards the provision of housing accommodations, constitutes an economic and social liability, and is detrimental and constitutes a menace to the public health, safety, welfare and morals in its present condition and use.

2. That a workable and feasible plan exists for making available adequate housing for the persons who may be displaced by the project. Relocation services in connection with the project are planned

for a five-year period from 1972 through 1977, as shown in Exhibit VIII in C. P. 275589. Families and individuals will be assisted in finding housing which is reasonably accessible to work, shopping and other facilities, and is within their ability to pay and is in conformance with the Housing Code. The cost of moving their personal property will be paid, and rent assistance payments will be made to those eligible therefor. Relocation assistance

Affidavit of Publication

STATE OF WASHINGTON,
KING COUNTY--SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORDINANCE NO. 102916

was published on Jan 5, 1974

E. Campbell

Subscribed and sworn to before me on

Jan 5, 1974

John P. Brown
Notary Public for the State of Washington,
residing in Seattle.

that the project area substantially impairs the sound growth of the city, renders the provision of housing accommodations, constitutes an economic and social liability, and is detrimental to the public health, safety, welfare and morals in its present condition and use.

2. That a workable and feasible plan exists for making available adequate housing for the persons who may be displaced by the project. Relocation services in connection with the project are planned.

for a five-year period from 1972 through 1977, as shown in Exhibit VIII to C. F. 275553. Families and individuals will be assisted in finding housing which is reasonably accessible to work, shopping and other facilities, and is within their ability to pay and is in conformance with the Housing Code. The cost of moving their personal property will be paid, and rent assistance payments will be made to those eligible therefor. Relocation assistance and payments will also be available to businesses displaced by the project.

3. That the amended urban renewal plan conforms to the comprehensive plan for the City. The City Planning Commission has certified (Exhibit V, C. F. 275553) that the amended urban renewal plan is in conformance with the Comprehensive Plan of Seattle approved by Resolution 29575.

4. That the amended urban renewal plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise. The plan contemplates that most of the land acquired for the project will be redeveloped by private enterprise, and that most of the public improvements made in the area will be accomplished by contract.

5. That a sound and adequate financial program exists for financing the project. A contract for financial assistance from the United States under the Housing Act of 1949, as amended, has been executed to finance the project and a proposed project expenditure report summary has been submitted to and is hereby approved by the City Council as contained in C. F. 275553, Exhibit IX.

6. That the financial aid to be provided by the United States of America in the contract is necessary to enable the project to be undertaken in accordance with the amended urban renewal plan. The cost of the project exceeds the financial capability of the City and successful execution of the project also depends upon federal rehabilitation loans and grants and relocation grants and assistance.

7. That the objectives of the urban renewal plan cannot be achieved through more extensive rehabilitation of the project area. The amended urban renewal plan places first priority on rehabilitation in the Historic District, except where infeasible as set forth in the Historic Preservation Plan, Attachment 2 to the amended urban renewal plan.

8. That the amended urban renewal plan gives due consideration to the provision of adequate park and recreation areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan. The development of a system of public parks, walkways, and other open spaces is a major project objective.

Section 2. That in carrying out the amended urban renewal plan, the Director of Community Development shall conduct or cause to be conducted the following studies:

1. An intensive 30-day examination of methods to attract additional vendors to the market, particularly farmers, with recommendations for achieving such goal.

2. A study to develop recommendations for amendment of existing building, housing, health, fire and other City codes, or a new ordinance, which will effectively encourage rehabilitation of existing buildings. The team assembled for the study should personally examine conditions in the market area, Pioneer Square, International District, Neighborhood Development Program neighborhoods and other areas which would be affected by the new provisions and take citizen testimony therein. The study should also make recommendations regarding application of the new provisions, particularly addressing the question of whether or not they should be applied City-wide or only in special impact zones. The study shall be carried out in accordance with the following time schedule:

Program Plan developed..... November 1, 1973

Interim Report..... December 1, 1973

Final Report..... February 1, 1974

and said plan and reports shall be delivered to the City Council, the Market Historical Commission and the Pike Place Market Preservation and Development Authority on or before said dates.

3. A study related to the study described in paragraph 2 of whether or not the project area should be excluded from Mire Zone 1 established by Sections 1601, et seq. of the Building Code (Ordinance 85590), or whether or not said provisions could or should be relaxed or otherwise amended to accommodate existing uses and structures in the project area. Such study shall be carried out in accordance with the time schedule referred to in subsection 2 of this Section.

4. A study of the possibility of establishing a special review district under the Zoning Ordinance (S.C. 200) embracing the entire public area.

and said plan and reports shall be delivered to the City Council, the Market Historical Commission and the Pike Place Market Preservation and Development Authority on or before said dates.

Program Plan developed... November 1, 1973
Interim Report... December 1, 1973
Final Report... February 1, 1974

and said plan and reports shall be delivered to the City Council, the Market Historical Commission and the Pike Place Market Preservation and Development Authority on or before said dates.

3. A study related to the study described in paragraph 2 of whether or not the project area should be excluded from Fire Zone 1 established by Section 1601, et seq. of the Building Code (Ordinance 85500), or whether or not said provisions could or should be relaxed or otherwise amended to accommodate existing uses and structures in the project area. Such study shall be carried out in accordance with the time schedule referred to in subsection 2 of this Section.

4. A study of the possibility of establishing a special review district under the Zoning Ordinance (85500) embracing the entire project area.

5. A detailed economic analysis of the Market shall be undertaken by an independent consultant. The Director of Community Development shall work with the Market Historical Commission, the Pike Place merchants, The Friends of the Market and other interested persons in developing the scope of such a study, selecting a consultant, facilitating the study and implementing the findings. The Market Historical Commission, in consultation with Pike Place merchants, the Friends of the Market and other interested persons, shall approve consultant selection, scope of work definition and study direction.

The study will assume that preservation is the motivating force behind the urban renewal project, and shall:

A. Assemble the basic information about the Market;

B. Determine how the Market functions as an economic system;

C. Define the preconditions which will ensure the Market's perpetuation;

D. Analyze the critical social and economic as well as physical elements which make up the market, including farmers, low-cost shopping, worker-operated businesses, low-income housing, geography, structure, sense, architecture, forms and style;

E. Identify methods of introducing new developments to support and enhance the critical elements of the Market;

F. Analyze the critical elements of the Market for interrelatedness, profitability, marketability, space, rent and location requirements;

G. Determine the cost involved in preservation of the Market;

H. Determine whether public ownership, management and/or development of the Market is desirable.

The Director of Community Development shall move promptly to develop an acceptable scope for the study and shall expedite consultant selection. The study

shall be carried out in accordance with the following time schedule:

Scope of Work developed... November 15, 1973

Consultant selected, approved and engaged... December 15, 1973

Interim Report... February 1, 1974

Final Report... March 15, 1974

and said scope of work and reports shall be delivered to the City Council, the Market Historical Commission and the Preservation and Development Authority on or before said dates. The Director of Community Development shall monitor the study closely, and the consultant shall be expected to work closely and candidly with Market organizations in addition to fulfilling its reporting obligations to the Director of Community Development and the Market Historical Commission.

Section 3. No building in the project area shall be demolished without prior approval of the City Council by ordinance.

Section 4. That to implement the amended urban renewal plan heretofore approved, certain legislative acts of the City are required, including the vacating and removal of streets, alleys and other public ways, the establishment of a new street pattern, the construction, reconstruction or reconstruction of streets and other public rights-of-way, utilities and other public improvements, including the undergrounding of all public utilities, and in such connection and to the extent permitted by law the legislative authority of the City hereby (a) pledges its cooperation in carrying out such amended urban renewal plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibility in the premises likewise to cooperate to such end and to exercise their respective functions and powers in such manner consistent with said amended urban renewal plan, and (c) urban renewal plan, and (d) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said amended urban renewal plan.

Section 5. That the conditions under which the City will make relocation payments, as set forth in C. P. 21259, Exhibit VIII are hereby in all respects approved.

Section 6. That the United States of America and the Department of Housing and Urban Development are and they hereby are assured of full compliance by the City of Seattle with regulations of said Department effectuating Title VI of the Civil Rights Act of 1964.

Section 7. That financial assistance under the provisions of Title I of the Housing Act of 1949 shall be available in addition to

Determining how the Market functions as an economic system.

C. Define the preconditions which will ensure the market's participation.

D. Analyze the critical social and economic as well as physical elements which make up the market, including farmers, low-cost shopping, owners, operators, businesses, low-income housing, geography, structure, scenic architecture, forms and style.

E. Identify methods of introducing new developments to support and enhance the critical elements of the Market.

F. Analyze the critical elements of the Market for interrelatedness, profitability, marketability, space, rent and location requirements.

G. Determine the cost involved in preservation of the Market.

H. Determine whether public ownership, management and/or development of the Market is desirable.

The Director of Community Development shall move promptly to develop an acceptable scope for the study and shall expedite consultant selection. The study

shall be carried out in accordance with the following time schedule:

Scope of Work developed..... November 16, 1973

Consultant selected, approved and engaged..... December 15, 1973

Interim Report..... February 1, 1974

Final Report..... March 15, 1974

and said scope of work and reports shall be delivered to the City Council, the Market Historical Commission and the Preservation and Development Authority on or before said dates. The Director of Community Development shall monitor the study closely, and the consultant shall be expected to work closely and candidly with Market organizations in addition to fulfilling its reporting obligations to the Director of Community Development and the Market Historical Commission.

Section 2. No building in the project area shall be demolished without prior approval of the City Council by ordinance.

Section 4. That to implement the amended urban renewal plan herein approved, certain legislative acts of the City are required, including the vacating and removal of streets, alleys and other public ways, the establishment of a new street pattern, the installation, construction or reconstruction of streets and other public rights-of-way, utilities and other public improvements, including the undergrounding of all public utilities, and in such connection and to the extent permitted by law the legislative authority of the City hereby authorizes its cooperation in carrying out such amended urban renewal plan. (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in such a manner consistent with said amended urban renewal plan, and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said amended urban renewal plan.

Section 5. That the conditions under which the City will make relocation payments, as set forth in C. P. 275589, Exhibit VIII, are hereby in all respects approved.

Section 6. That the United States of America and the Department of Housing and Urban Development be and they hereby are assured of full compliance by the City of Seattle with regulations of said Department, effective January 1, 1964.

Section 7. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, in addition to advances previously made, be advanced to enable the land in the project area to be rehabilitated and redeveloped in accordance with the amended urban renewal plan for the project area and accordingly, the filing by the Director of Community Development of a revised application or applications for such financial assistance under said Title I is hereby authorized.

Section 8. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 9. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall become effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 26th day of December, 1973, and signed by me in open session in confirmation of its passage this 26th day of December, 1973.

PHYLLIS LAMPHIER,
President pro tem. of the City Council.

Approved by me this 4th day of January, 1974.

WES UHLMAN,
Mayor.

Filed by me this 4th day of January, 1974.

Attest: C. G. ERLANDSON,
City Comptroller and
City Clerk.

(Seal) By J. F. FENTON,
Deputy Clerk.

Publication ordered by C. G. ERLANDSON, Comptroller and City Clerk.

Date of Official Publication in the Daily Journal of Commerce, Seattle, January 5, 1974.

(c-355)

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

John R. Miller

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

Public

Finance

J. Hill

PRESIDENT'S SIGNATURE

C. S. 20.28